

042.0

0004

0019.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
908,000 / 908,000

USE VALUE:

908,000 / 908,000

ASSESSED:

908,000 / 908,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
126		WARREN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NICKELL JEAN/ETAL	
Owner 2: HAZELTINE CHARLES & LILLIAN	
Owner 3:	

Street 1:	126 WARREN ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Type:	

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 6,457 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1949, having primarily Vinyl Exterior and 2079 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6457		Sq. Ft.	Site		0	80.	0.95	1									490,970						491,000	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct		
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value						29221		
104	6457.000	417,000		491,000	908,000						GIS Ref		
Total Card	0.148	417,000		491,000	908,000						GIS Ref		
Total Parcel	0.148	417,000		491,000	908,000						Insp Date		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	436.75	/Parcel:	436.7	Entered Lot Size				11/18/18		
							Total Land:						
							Land Unit Type:						

 Total Card / Total Parcel  
 908,000 / 908,000

 APPRAISED:  
 908,000 / 908,000

 USE VALUE:  
 908,000 / 908,000

 ASSESSED:  
 908,000 / 908,000

Prior Id # 1: 29221

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	417,000	0	6,457.	491,000	908,000	908,000	Year End Roll	12/18/2019
2019	104	FV	325,200	0	6,457.	521,700	846,900	846,900	Year End Roll	1/3/2019
2018	104	FV	325,200	0	6,457.	380,500	705,700	705,700	Year End Roll	12/20/2017
2017	104	FV	304,700	0	6,457.	331,400	636,100	636,100	Year End Roll	1/3/2017
2016	104	FV	304,700	0	6,457.	282,300	587,000	587,000	Year End	1/4/2016
2015	104	FV	270,900	0	6,457.	276,200	547,100	547,100	Year End Roll	12/11/2014
2014	104	FV	270,900	0	6,457.	227,100	498,000	498,000	Year End Roll	12/16/2013
2013	104	FV	282,100	0	6,457.	216,000	498,100	498,100		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHONG GHAM HEM/	1133-139		10/13/1994			1	No	No	A

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2018		MEAS&NOTICE						CC Chris C
2/7/2009		Meas/Inspect						197 PATRIOT
1/26/2004		OWNR INFO						BR B Rossignol
3/20/2000		Inspected						263 PATRIOT
2/29/2000		Measured						268 PATRIOT
8/18/1993								RV

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/18/2018	MEAS&NOTICE	CC	Chris C
2/7/2009	Meas/Inspect	197	PATRIOT
1/26/2004	OWNR INFO	BR	B Rossignol
3/20/2000	Inspected	263	PATRIOT
2/29/2000	Measured	268	PATRIOT
8/18/1993		RV	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average									33					
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:															
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:															
Foundation:	1 - Concrete			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average														
Color:	TAN			A Kits:		Rating:															
View / Desir:				Frl:		Rating:															
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:															
Grade:	C - Average			<b>CONDOS INFORMATION</b>																	
Year Blt:	1949	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:		1	5	2									
Sec Int Wall:		%		Economic:			%	Additions:		1	6	3									
Partition:	T - Typical			Special:			%	Kitchen:													
Prim Floors:	3 - Hardwood			Override:			%	Baths:													
Sec Floors:		%		Total:	26.4	%		Plumbing:													
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ:	170.00			Heating:													
Bsmnt Gar:				Size Adj.:	1.21818185			General:													
Electric:	3 - Typical			Const Adj.:	0.98990101			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>									
Insulation:	2 - Typical			Adj \$ / SQ:	205.000			Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext:	S			Other Features:	101500																
Heat Fuel:	2 - Gas			Grade Factor:	1.00																
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																
# Heat Sys:	2			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	566558																
% Com Wall:		% Sprinkled:		Depreciation:	149571																
				Depreciated Total:	416987																
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make:																					
Model:																					
Serial #:																					
Year:																					
Color:																					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 042.0-0004-0019.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:				Total Special Features:				Total:												